

**2826 28TH STREET SE  
WASHINGTON, DC 20020**

**ANC PRESENTATION**

**13 DECEMBER 2024**

**//3877**

**ARCHITECT: :**  
//3877  
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**MEP ENGINEER: :**  
KK ENGINEERING LLC  
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COLUMBIA, MD 21405  
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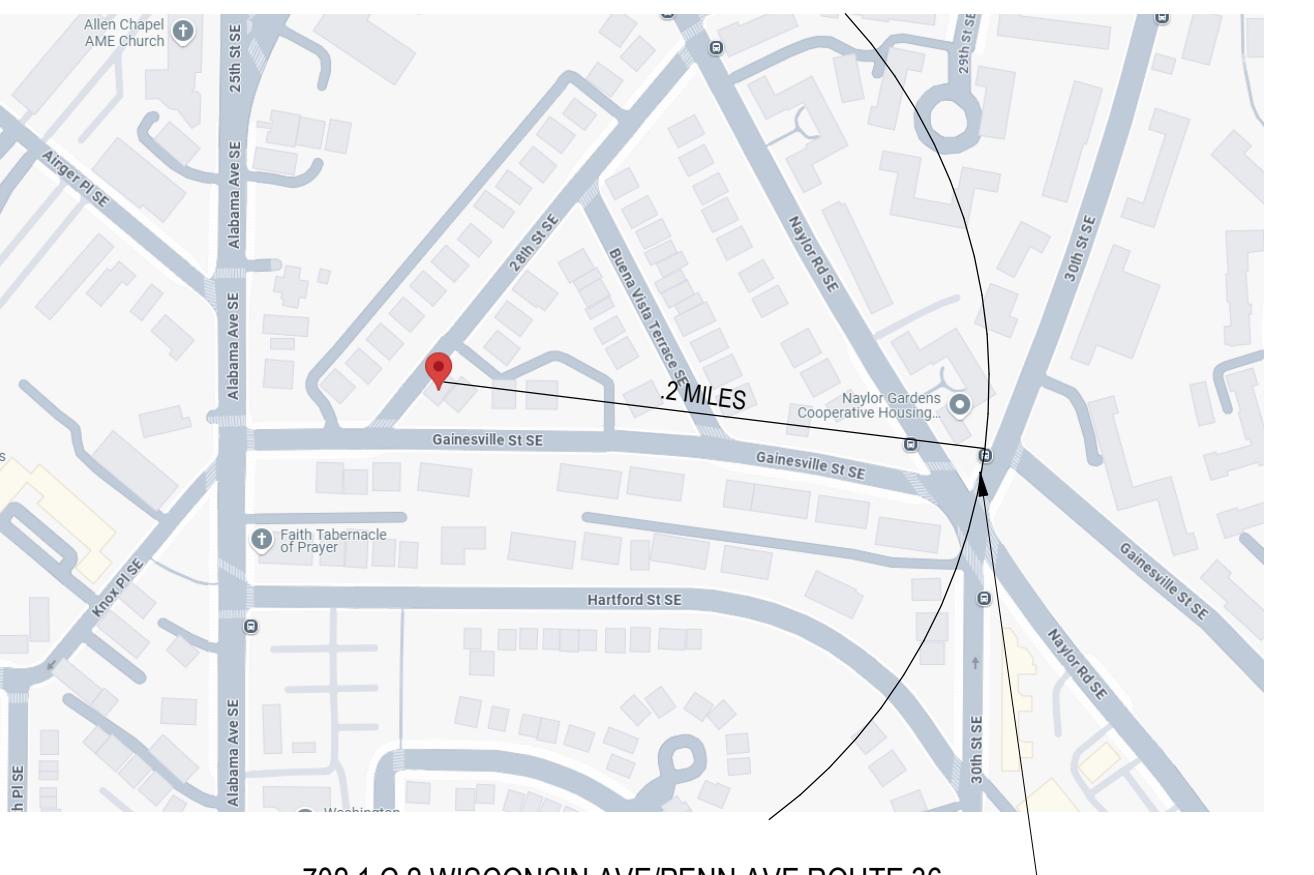
**STRUCTURAL ENGINEER: :**  
GAVIN & ASSOC STRUCTURAL ENGINEERS  
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**CIVIL ENGINEER: :**  
HUSKA CONSULTING, LLC  
CHRISTOPHER HUSKA  
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## DRAWING INDEX

SHEET INDEX - ANC		
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## BUILDING LOCATION



2826 28th St SE, WASHINGTON, DC 20020

## SCOPE OF WORK

THE SCOPE OF WORK INCLUDES THE ADDITION TO AN EXISTING MULTI-FAMILY RESIDENCE AT 2826 28TH STREET  
THE WORK INCLUDES, BUT IS NOT LIMITED TO:  
- DEMOLITION OF INTERIOR FRAMING AND ROOF  
- 4TH AND 5TH FLOOR AND SIDE WOOD FRAMED ADDITION  
- 4 PARKING SPACES (1 ACCESSIBLE)  
(6 RECD. REDUCED BY 50% DUE TO 36 BUS STOP < 25 MI AWAY)  
- 19 RESIDENTIAL UNITS (1 ACCESSIBLE)  
- NEW ELECTRICAL, HVAC, PLUMBING, FINISHES  
- FRONT ENTRY STOOPS, ADA RAMP AND EGRESS WELLS

## PROJECT DIRECTORY

ARCHITECT: I/3877	STRUCTURAL: GAVIN & ASSOC STRUCTURAL ENGINEERS CHARLES GAVIN PO BOX 5142 MCLEAN, VA 22103 (T) 703.409.9795	CIVIL ENGINEER: HUSKA CONSULTING LLC 1050 30TH ST NW WASHINGTON, DC 20007 (T) 703.425.3862
MEP ENGINEER: KK ENGINEERING LLC 8850 COLUMBIA 100 PARKWAY, SUITE 316 COLUMBIA, MD 21045 (T) 443.393.1070	CLIENT: DISTRICT LINE DEVELOPMENT MATT MEDVENE 700 RANDOLPH PLACE NW WASHINGTON, DC 20011	

## APPLICABLE CODES

### ADOPTED CODES WITH LOCAL AMENDMENTS

BUILDING CODE:	2017 DCMR 12 A IBC BUILDING CODE
ELECTRICAL CODE:	2017 DCMR 12C DC ELECTRICAL CODE
MECHANICAL CODE:	2017 DCMR 12E DC MECHANICAL CODE
PLUMBING:	2017 DCMR 12F DC PLUMBING CODE
FIRE CODE:	2017 DCMR 12H DC FIRE CODE
GREEN CONSTRUCTION:	2017 DCMR 12J DC GREEN CODE
EXISTING BUILDING CODE:	2017 DCMR 12J DC EXISTING BUILDING CODE

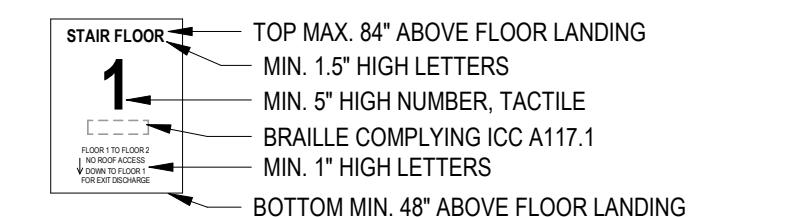
## INTERIOR STAIRWAY IDENTIFICATION (NFPA 101 7.2.2.5.4)

PROVIDE SIGNAGE WITHIN STAIR ENCLOSURE AT EACH FLOOR LANDING. SIGNAGE ALSO TO COMPLY WITH IBC 1023.9

GENERAL NOTE:

- 1) SIGNAGE TO INDICATE AT TOP & BOTTOM OF THE STAIR ENCLOSURE
- 2) SIGNAGE TO BE LOCATED INSIDE THE STAIR ENCLOSURE

### STAIRWAY EXAMPLE



## BUILDING INFORMATION

### 2017 DCBC TABLE 601

CONSTRUCTION TYPE I-A (see note d)

CELLAR AND LEVEL 1		
BUILDING ELEMENT	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME <sup>f</sup>	3 <sup>a</sup>	3
EXTERIOR BEARING WALLS <sup>a, f</sup> INTERIOR BEARING WALLS	3 3 <sup>a</sup>	3
EXTERIOR NONBEARING WALLS/PARTITIONS INTERIOR NONBEARING WALLS/PARTITIONS <sup>d</sup>	Per Table 602	0
FLOOR CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	2	2
ROOF CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1 1/2 <sup>b</sup>	1 1/2

CONSTRUCTION TYPE V-A (see note d)

BUILDING ELEMENT	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME <sup>f</sup>	1 <sup>b</sup>	1
EXTERIOR BEARING WALLS <sup>a, f</sup> INTERIOR BEARING WALLS	1 1	1
EXTERIOR NONBEARING WALLS/PARTITIONS INTERIOR NONBEARING WALLS/PARTITIONS <sup>d</sup>	Per Table 602	0
FLOOR CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1	1
ROOF CONSTRUCTION AND ASSOC. SECONDARY MEMBERS (See Section 202)	1 <sup>b, c</sup>	1

- a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
- b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
- c. In all occupancies, heavy timber complying with Section 2304.11 shall be allowed where a 1-hour or less fire-resistance rating is required.
- d. Not less than the fire-resistance rating required by other sections of this code.
- e. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
- f. Not less than the fire-resistance rating as referenced in Section 704.10.

### 2017 DCBC BUILDING SIZE

USE GROUP	CONSTRUCTION TYPE	STORIES	AREA	SPRINKLERED
R-2	I-A & V-A	3	48,174 SF	S

s. See the following sections for general exceptions to Table 503:

1. Section 504.3, Allowable building height and story increase due to automatic sprinkler system installation.
2. Section 506.2, Allowable building area increase due to street frontage.
3. Section 506.3, Allowable building area increase due to frontage.
4. Section 507, Unlimited area buildings.

b. See Chapter 4 for specific exceptions to the allowable height and areas in Chapter 5.

### 2017 DCBC TABLE 706.4

#### FIRE WALL FIRE-RESISTANCE RATINGS

GROUP	REQUIRED	PROVIDED
R-2	3 <sup>a</sup>	2

- a. In Type II or V construction, walls shall be permitted to have a 2-hour fire-resistance rating.
- b. For Group H-1, H-2, or H-3 buildings, also see section 415.6 and 415.7.

### 2017 DCBC TABLE 602<sup>a, g</sup>

FIRE SEPARATION DISTANCE	CONSTRUCTION TYPE	R-2 OCCUPANCY
X < 5 <sup>b</sup>	All	1
5 < X < 10	IA Others	1 1
10 < X < 30	IA, IB IIB, VB Others	1 <sup>c</sup> 0 1 <sup>c</sup>
X > 30	All	0

906.2 General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment

- a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- b. See Section 706.1.1 for party walls.
- c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
- d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
- e. For special requirements for Group H occupancies, see Section 415.6.
- f. For special requirements for Group S aircraft hangars, see Section 412.4.1.
- g. Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
- h. For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.

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## ANC PRESENTATION

### DRAWING DATA

PROJECT: 2826 RESIDENCES  
ADDRESS: 2826 28TH STREET SE  
WASHINGTON, DC 20020

### SHEET SUBMISSION INDEX

- ISSUE FOR PERMIT - 04 APRIL 2022
- 

### REV NO. REVISION DATE

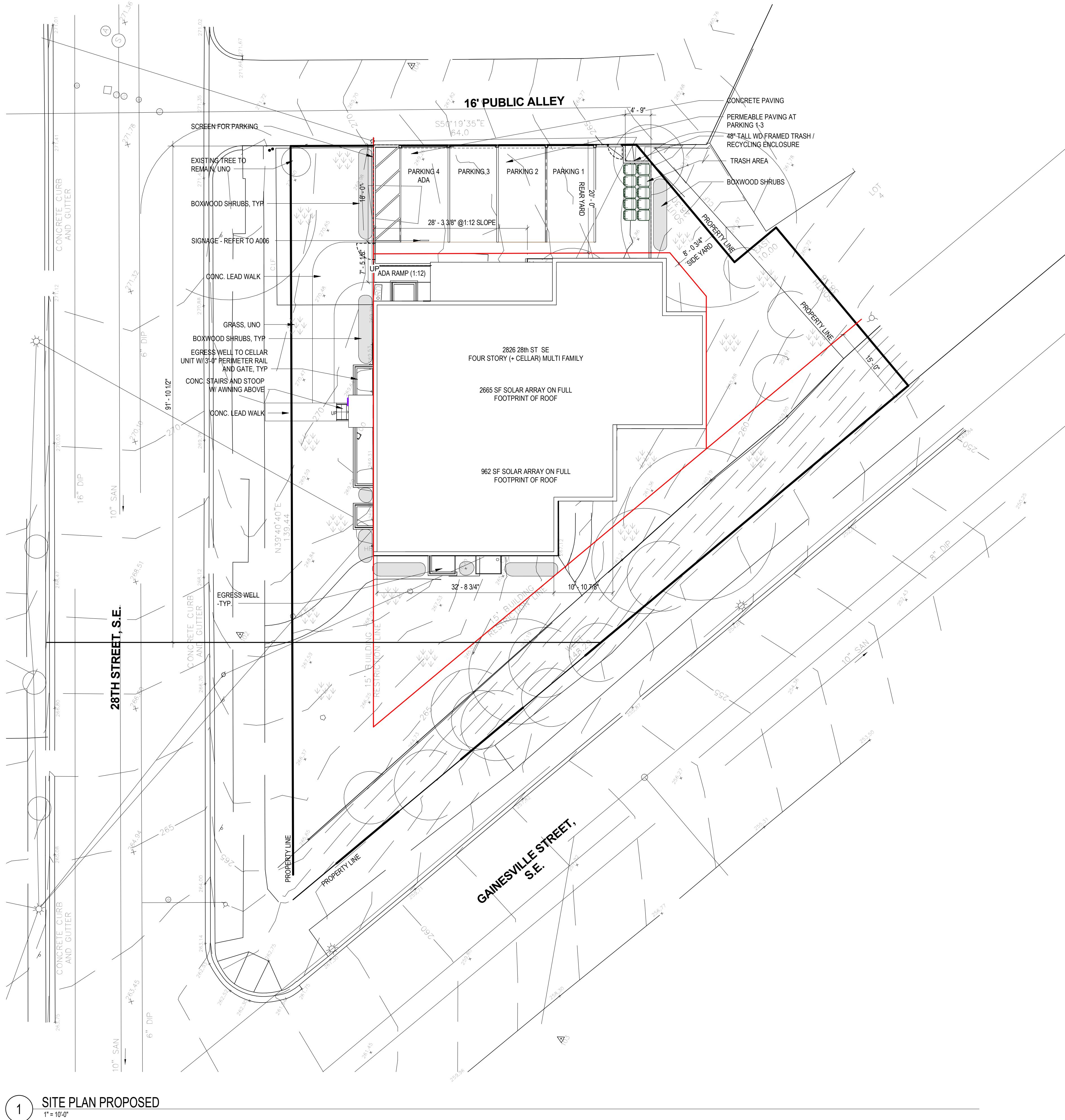
1

### SEAL & SIGNATURE

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

SHEET TITLE: PROJECT INFORMATION PROPOSED  
PROJECT NO: 2024.37  
DATE ISSUED: 13 DECEMBER 2024  
SCALE: 12" = 1'-0"

**AR002**



3877

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SHEET TITLE: SITE PLAN PROPOSED

PROJECT NO: 2024.37

DATE ISSUED: 13 DECEMBER 2024

SCALE: 1" = 10'-0"

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AD

AR

# AR101

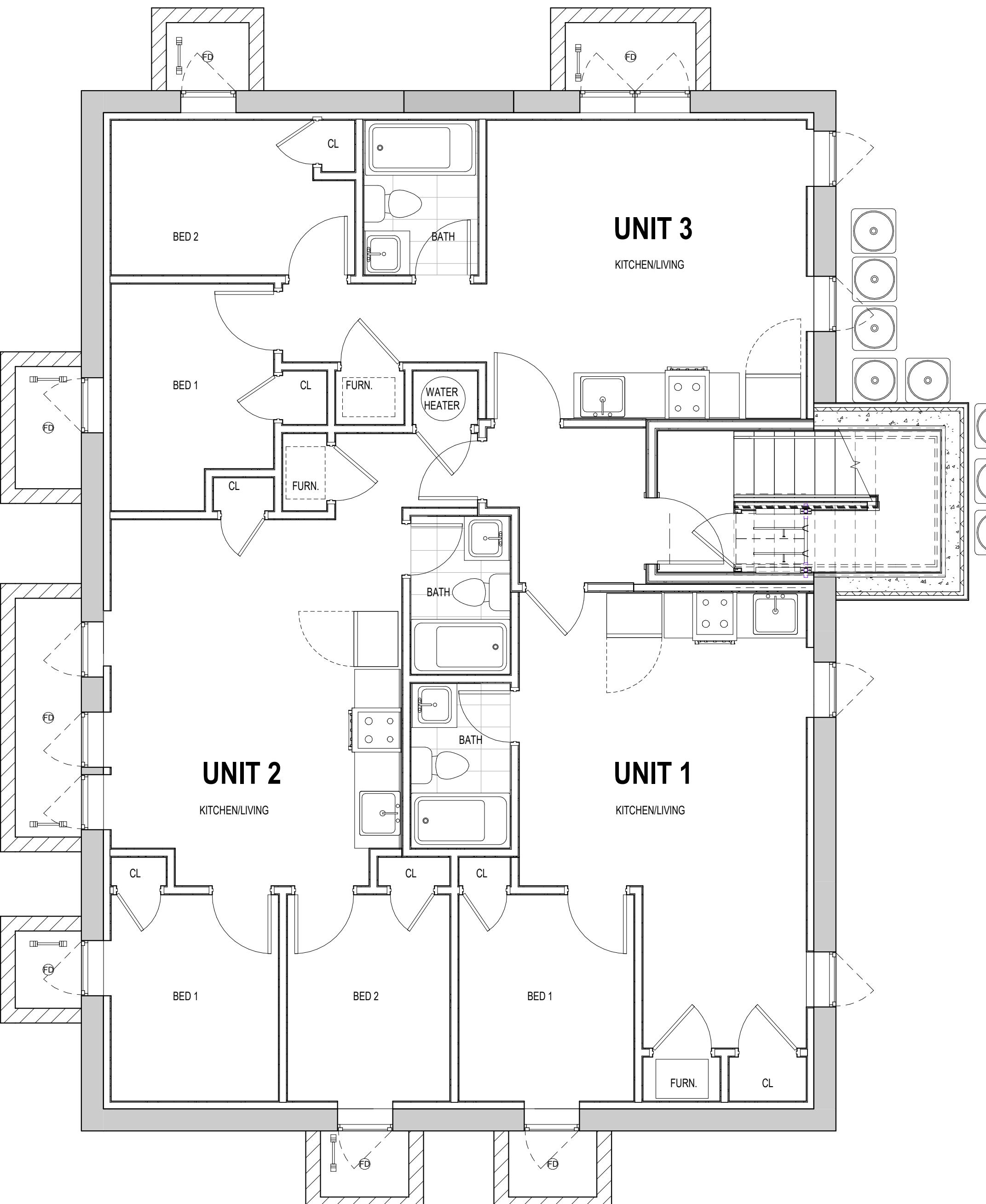
### CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - GLOSS/SEMIGLOSS
- REPAIR ALL WALLS EXISTING THAT REMAIN AS REQUIRED
- SET ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 ICC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA. STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SITE, W/IN 15' OF SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (FE) LOCATION
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN).
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
- GRAB BARS, BOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS.
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A202 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W00351; PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

EXISTING TO REMAIN  NEW CONSTRUCTION

### INTERIOR FINISHES (PER DCBC TABLE 803.11)

Class A = Flame spread index 0-25; smoke-developed index 0-450  
 Class B = Flame spread index 26-75; smoke-developed index 0-450  
 Class C = Flame spread index 76-200; smoke-developed index 0-450  
 OCCUPANCY GROUP A-2, SPRINKLERED (MOST RESTRICTIVE)  
 Interior exit stairways, interior exit ramps and exit passageways: Class B  
 Corridors and enclosure for exit access stairways and exit ramps: Class B  
 Rooms and enclosed spaces: Class C  
 a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 903.13.  
 b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.  
 c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partition extends from the floor to the ceiling. Partitions that do not connect with this shall be considered as separate spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.  
 d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.  
 e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.



1 FLOOR PLAN - CELLAR PROPOSED

1/4" = 1'-0"

# //3877

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CIVIL ENGINEER:  
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#### DRAWING DATA

PROJECT: 2826 RESIDENCES  
 ADDRESS: 2826 28TH STREET SE  
 WASHINGTON, DC 20020

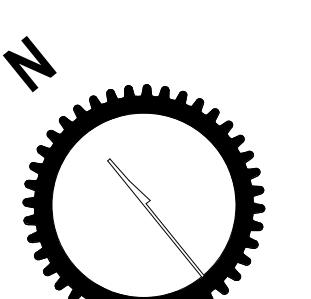
SHEET SUBMISSION INDEX  
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SHEET TITLE: FLOOR PLANS PROPOSED  
 PROJECT NO: 2024.37  
 DATE ISSUED: 13 DECEMBER 2024  
 SCALE: As indicated



# AR102

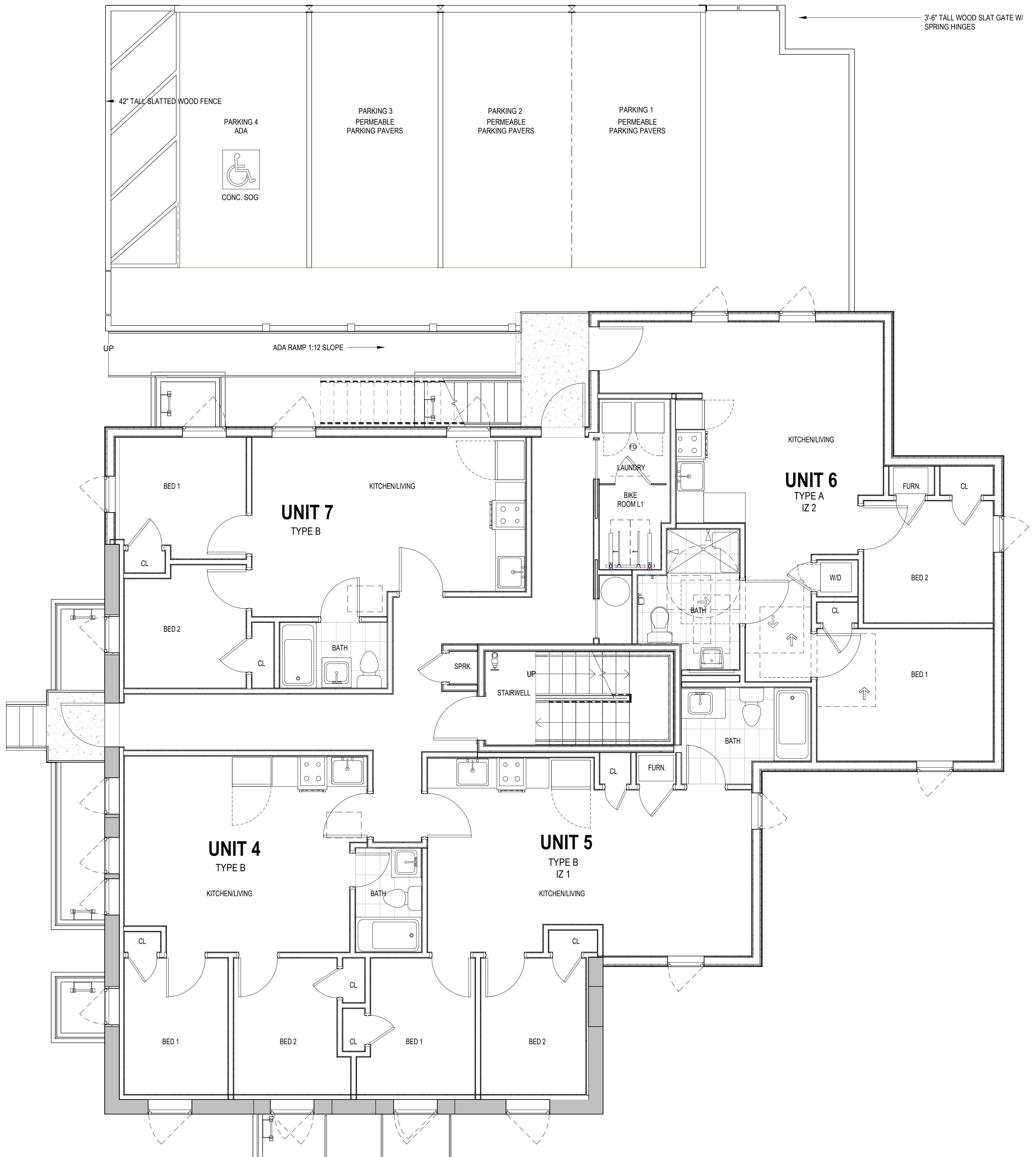
### CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WOOD TO BE PAINTED EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING THAT REMAIN AS REQUIRED
- SHADE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
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- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA. STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SITE, W/IN 15' OF SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (E) LOCATION
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN).
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- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A202 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W00351; PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

EXISTING TO REMAIN  NEW CONSTRUCTION

### INTERIOR FINISHES (PER DCBC TABLE 803.11)

Class A = Flame spread index 0.25; smoke-developed index 0.450  
 Class B = Flame spread index 26.75; smoke-developed index 0.450  
 Class C = Flame spread index 76.200; smoke-developed index 0.450  
 OCCUPANCY GROUP A-2: SPRINKLERED (MOST RESTRICTIVE)  
 Interior exit stairways, interior exit ramps and exit passageways: Class B  
 Corridors and enclosure for exit access stairways and exit access ramps: Class B  
 Rooms and enclosed spaces: Class C  
 a. Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.13.  
 b. In other than Group A-3 occupancies in buildings less than three stories above grade line, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.  
 c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.  
 d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.  
 e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.



1 FLOOR PLAN - LEVEL 1 PROPOSED

# 3877

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### ANC PRESENTATION

#### DRAWING DATA

PROJECT: 2826 RESIDENCES  
 ADDRESS: 2826 28TH STREET SE  
 WASHINGTON, DC 20020

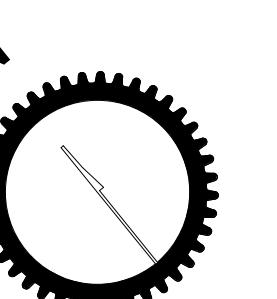
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 • ISSUE FOR PERMIT - 04 APRIL 2022  
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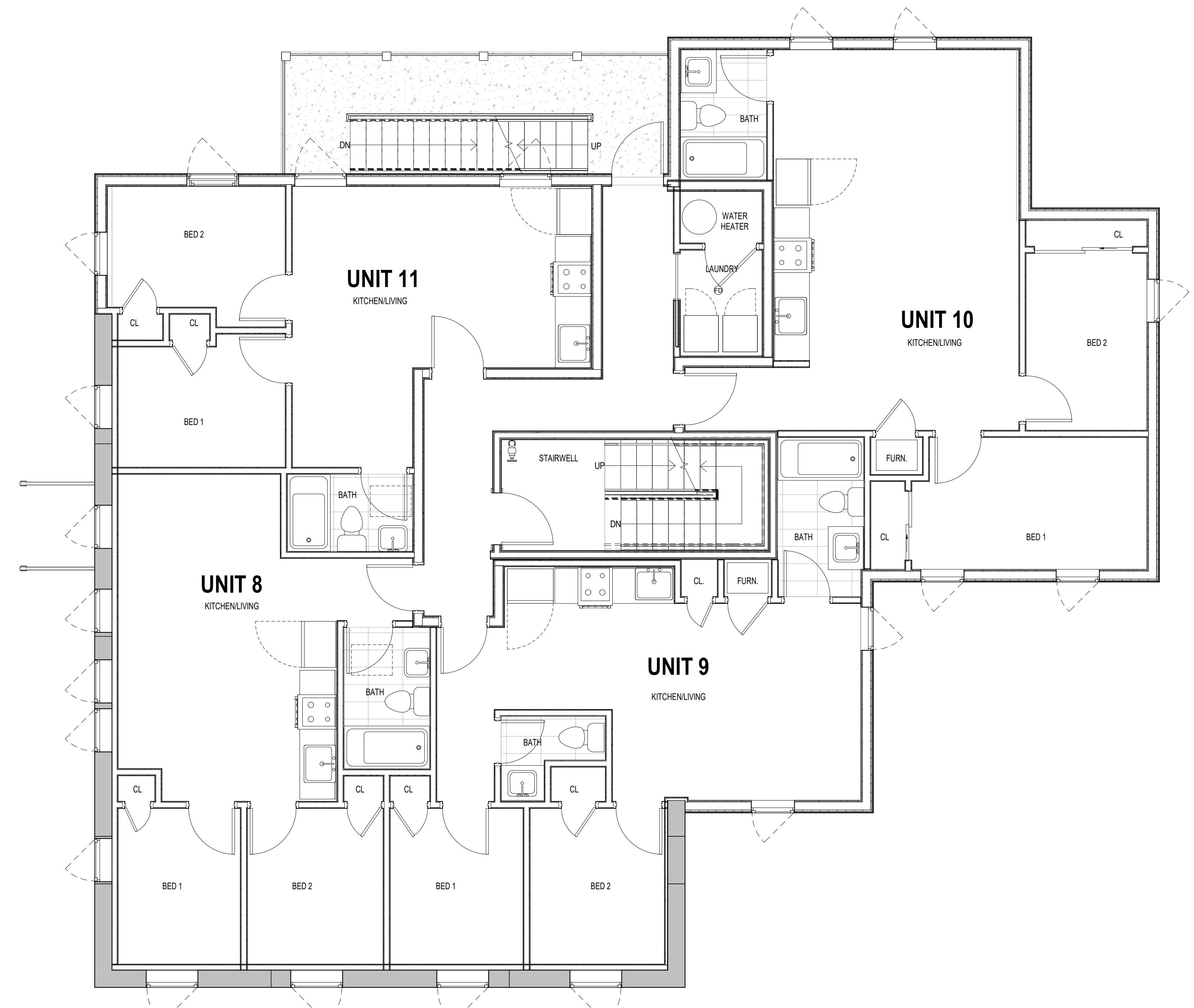
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SHEET TITLE: FLOOR PLANS PROPOSED  
 PROJECT NO: 2024.37  
 DATE ISSUED: 13 DECEMBER 2024  
 SCALE: As indicated



# AR103



1 FLOOR PLAN - LEVEL 2 + 3 PROPOSED  
1/4" = 1'-0"

#### CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
- ALL EXTERIOR WALLS TO BE PAINTED U.N.O.
- ALL CEILINGS TO BE 5/8" QWD - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GC TO PROVIDE FIRE ALARMS AND FIRE ALARM SYSTEMS. SEE SECTION 903. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EX-STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 kN/m).
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 kN)
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF NOT TESTED) FOUR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 kN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A020 FOR CALCULATION
- ALL WALL AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K38W00351-PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

EXISTING TO REMAIN  NEW CONSTRUCTION

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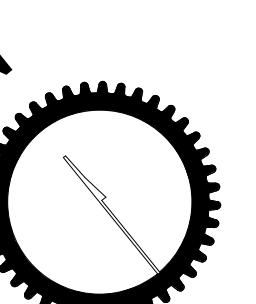
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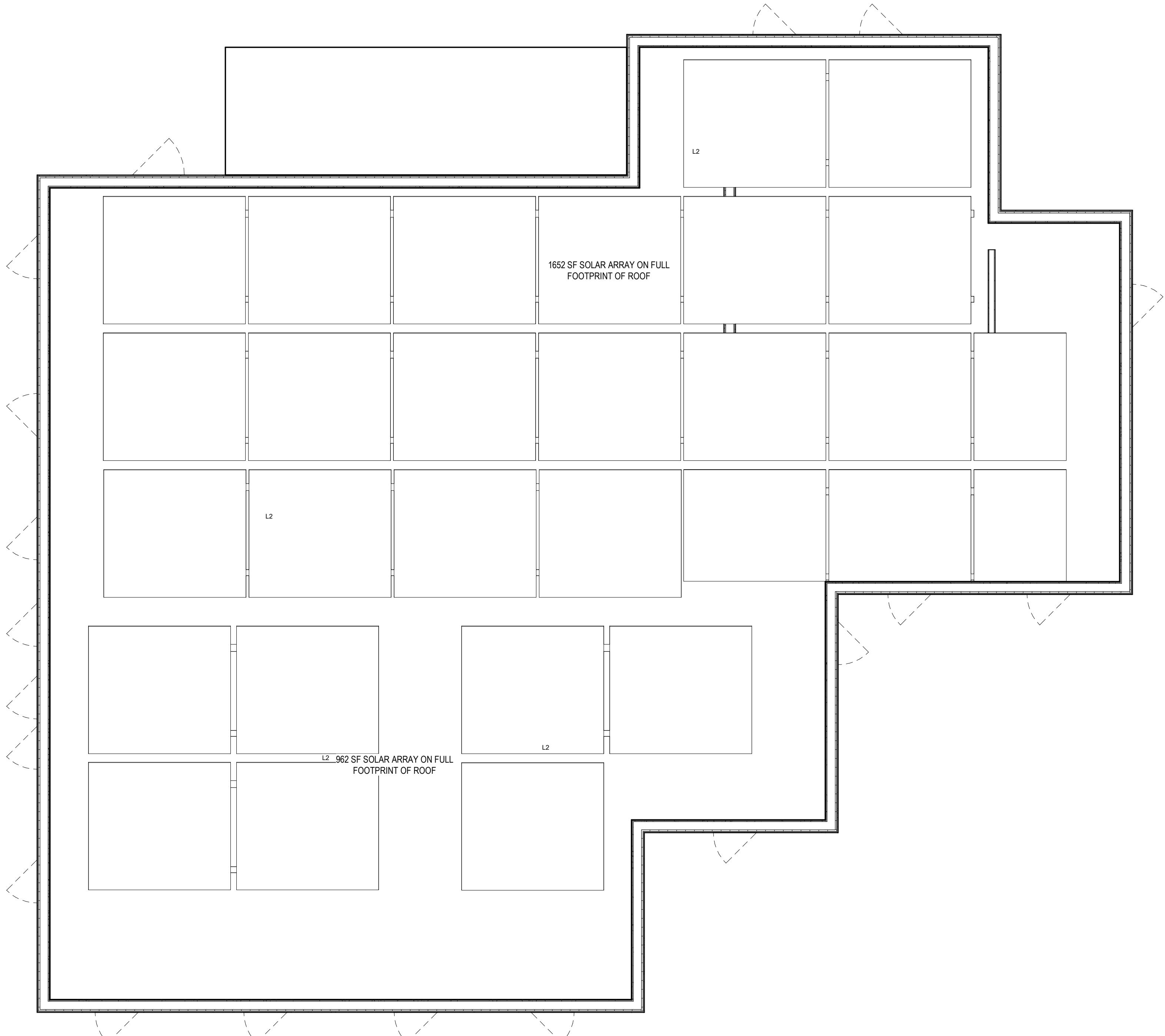
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SHEET TITLE: FLOOR PLANS PROPOSED  
PROJECT NO: 2024.37  
DATE ISSUED: 13 DECEMBER 2024  
SCALE: As indicated



# AR104



#### CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
- ALL EXTERIOR WALLS TO BE PAINTED U.N.O.
- ALL CEILINGS TO BE 5/8" QWD - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W LOW-E GLASS WINDOWS
- GC TO VERIFY INSULATION OF EXISTING EXTERIOR WALLS TO REMAIN MEETS R8/13 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOPE IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GC TO PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 604. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: FA, STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
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- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOUR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECTS
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A020 FOR CALCULATION
- ALL EXTERIOR AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT - SEMI-GLOSS, PRODUCT NUMBER: K38W00351-PAINT OFFERS WASHERABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

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## ANC PRESENTATION

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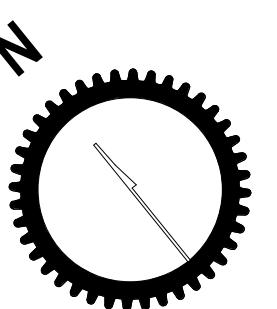
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SHEET TITLE: FLOOR PLANS PROPOSED  
PROJECT NO: 2024.37  
DATE ISSUED: 13 DECEMBER 2024  
SCALE: As indicated



1 ROOF PROPOSED  
1/4" = 1'-0"

# AR105

### CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GL01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
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- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GC TO VERIFY EXISTING DOORS AND EXTERIOR WALLS TO REMAIN MEETS R8/19 ACCORDING TO 2017 ICC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP IN ACCORDANCE WITH 2017 ICC 402.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA, STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) (0.73 KN/M).
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- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECT.
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOUP DISPENSERS, LOCATED WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
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- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K39W00351; PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE.
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

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SHEET TITLE: EXTERIOR ELEVATIONS PROPOSED  
PROJECT NO: 2024.37  
DATE ISSUED: 13 DECEMBER 2024  
SCALE: As indicated

# AR201



### CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
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SHEET TITLE: EXTERIOR ELEVATIONS PROPOSED  
PROJECT NO: 2024.37  
DATE ISSUED: 13 DECEMBER 2024  
SCALE: As indicated

# AR202



1 FRONT ELEVATION - NEW CONSTRUCTION PROPOSED  
2A051 1/4" = 1'-0"

### CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE, U.N.O.
2. ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
3. ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
4. ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
5. ALL WALLS TO BE PAINTED - EGGSHELL FINISH
6. REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
7. SEE ELEVATIONS FOR WINDOW TAGS
8. PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
9. ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
10. REPLACE ALL EXISTING GLASS W/ LOW-E GLASS WINDOWS
11. GC TO VERIFY EXISTING DOORS AND EXTERIOR WALLS TO REMAIN MEETS R8/19 ACCORDING TO 2017 ICC 402.1.1
12. AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP IN ACCORDANCE WITH 2017 IECC 402.4.1.2
13. GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA, STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
14. GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.
15. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) 0.73 KN/M.
16. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
17. WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
18. GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECT
19. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
20. ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K39W00351; PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
21. FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

EXISTING TO REMAIN  NEW CONSTRUCTION

# //3877

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### ANC PRESENTATION

#### DRAWING DATA

PROJECT: 2826 RESIDENCES  
ADDRESS: 2826 28TH STREET SE  
WASHINGTON, DC 20020

#### SHEET SUBMISSION INDEX

- ISSUE FOR PERMIT - 04 APRIL 2022
- 

REV NO. REVISION DATE

SEAL & SIGNATURE

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SHEET TITLE: EXTERIOR ELEVATIONS PROPOSED  
PROJECT NO: 2024.37  
DATE ISSUED: 13 DECEMBER 2024  
SCALE: As indicated



1 SIDE ELEVATION 1 - NEW CONSTRUCTION PROPOSED

1 A102  
1/4" = 1'-0"

# AR203

### CONSTRUCTION GENERAL NOTES

- ALL DIMENSIONS TO FINISH FACE, U.N.O.
- ALL INTERIOR PARTITIONS TO BE TYPE A, U.N.O. SEE GI.01 FOR PARTITION SCHEDULE
- ALL INTERIOR WALLS TO BE PAINTED, U.N.O.
- ALL CEILINGS TO BE 5/8" GWB - PAINTED - FLAT FINISH
- ALL WALLS TO BE PAINTED - EGGSHELL FINISH
- REPAIR ALL WALLS EXISTING TO REMAIN AS REQUIRED
- SEE ELEVATIONS FOR WINDOW TAGS
- PROVIDE ARC-FAULT PROTECTION FOR ALL LIVING SPACE OUTLETS TO COMPLY
- ALL FLOORING TO BE CONTINUOUS HARDWOOD SPECIFIED BY OWNER, U.N.O.
- REPLACE ALL EXISTING WINDOWS W/ LOW-E GLASS WINDOWS
- GC TO VERIFY EXISTING DOORS AND EXTERIOR WALLS TO REMAIN MEETS R8/19 ACCORDING TO 2017 IECC 402.1.1
- AIR LEAKAGE RATE NOT TO EXCEED 3 AIR CHANGES PER HOUR. GC TO TEST BUILDING THERMAL ENVELOP IN ACCORDANCE WITH 2017 IECC 402.4.1.2
- GC TO PROVIDE NO FEWER THAN ONE APPROVE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION 906. AREAS TO HAVE FIRE EXTINGUISHERS AS FOLLOWS: EA, STAIRWAY FLOOR LEVEL, STORAGE AND CONSTRUCTION SHED, WHERE SPECIAL HAZARDS EXIST. SEE PLAN FOR FIRE EXTINGUISHER (F.E.) LOCATIONS.
- GC TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ALL KITCHEN AREAS.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) 0.73 KN/M.
- HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS (0.89 KN)
- WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90
- GRAB BARS, SHOWER SEATS AND DRESSING ROOM BENCH SEATS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 POUNDS (1.11 KN) APPLIED IN ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT SO AS TO PRODUCE THE MAXIMUM LOAD EFFECT
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOUP DISPENSERS, LOCATED WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE
- WINDOW WELL DEPTH DETERMINED BY VENTILATION REQUIREMENTS, SEE SHEET A020 FOR CALCULATION
- ALL WET AREAS TO BE PAINTED WITH SHERWIN WILLIAMS EMERALD INTERIOR PAINT, SEMI-GLOSS, PRODUCT NUMBER: K39W00351; PAINT OFFERS WASHABILITY, PREVENTS STAINS FROM PENETRATING, AND CONTAINS PROPERTIES THAT INHIBIT THE GROWTH OF MOLD AND MILDEW ON THE SURFACE
- FRONT LOAD WASHER/DRYER COMBO UNIT. UNIT TO MEET REQUIREMENTS OF 2017 ICC SECTION 611

EXISTING TO REMAIN  NEW CONSTRUCTION

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### ANC PRESENTATION

#### DRAWING DATA

PROJECT: 2826 RESIDENCES  
ADDRESS: 2826 28TH STREET SE  
WASHINGTON, DC 20020

SHEET SUBMISSION INDEX  
• ISSUE FOR PERMIT - 04 APRIL 2022  
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REV NO. REVISION DATE

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SHEET TITLE: EXTERIOR ELEVATIONS PROPOSED  
PROJECT NO: 2024.37  
DATE ISSUED: 13 DECEMBER 2024  
SCALE: As indicated

# AR204



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## ANC PRESENTATION

DRAWING DATA

PROJECT: 2826 RESIDENCES  
ADDRESS: 2826 28TH STREET SE  
WASHINGTON, DC 20020

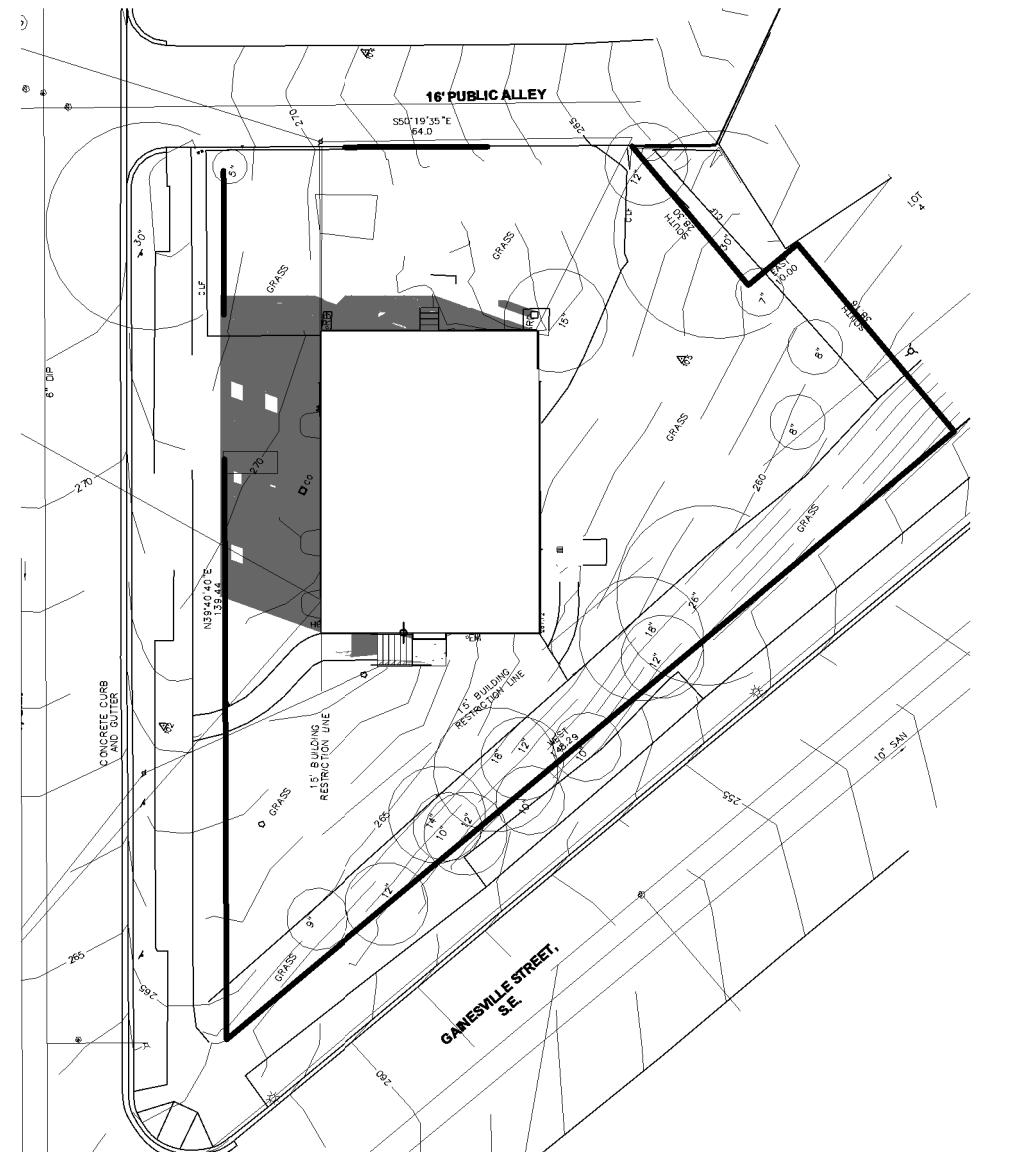
SHEET SUBMISSION INDEX  
• ISSUE FOR PERMIT - 04 APRIL 2022  
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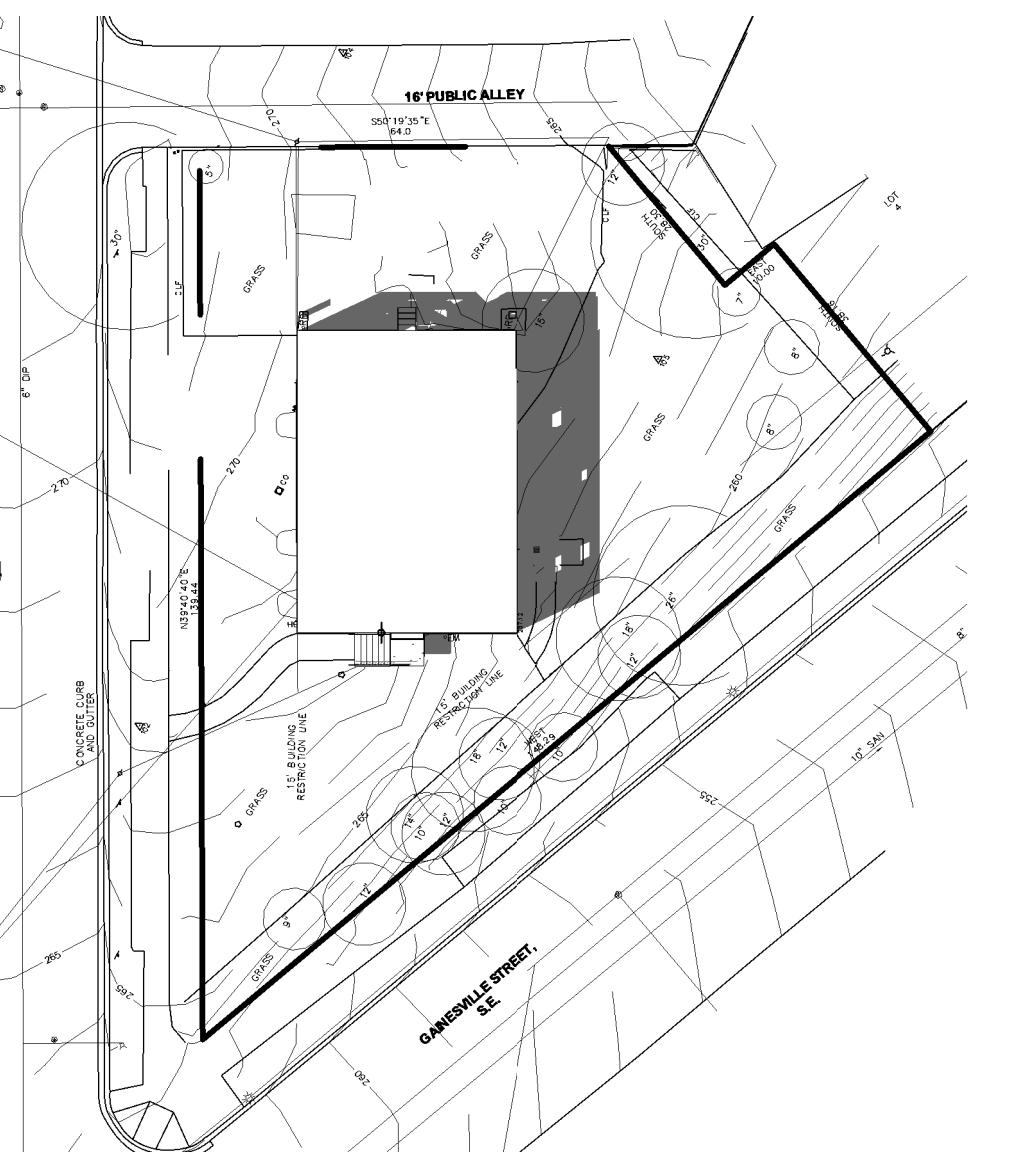
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SHEET TITLE: SOLAR STUDIES PROPOSED  
PROJECT NO: 2024.37  
DATE ISSUED: 13 DECEMBER 2024  
SCALE: 1" = 30'-0"



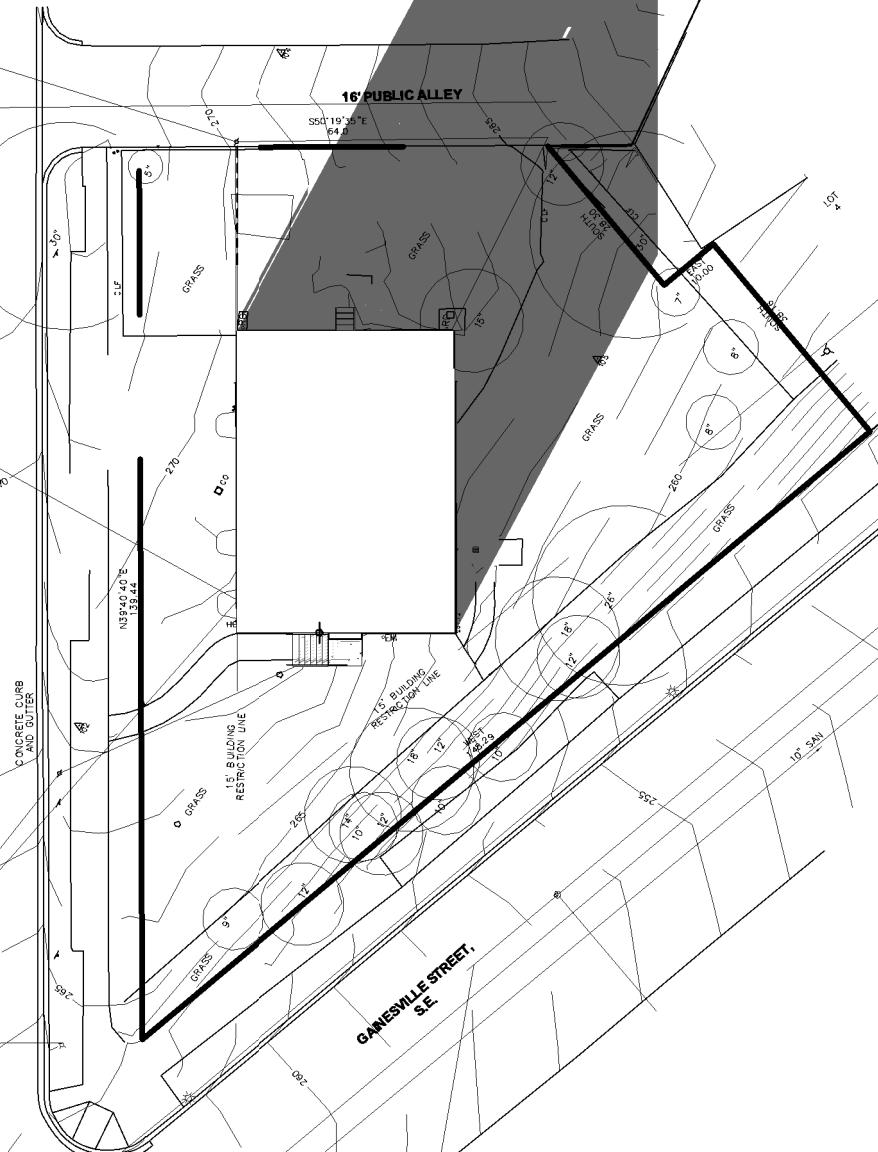
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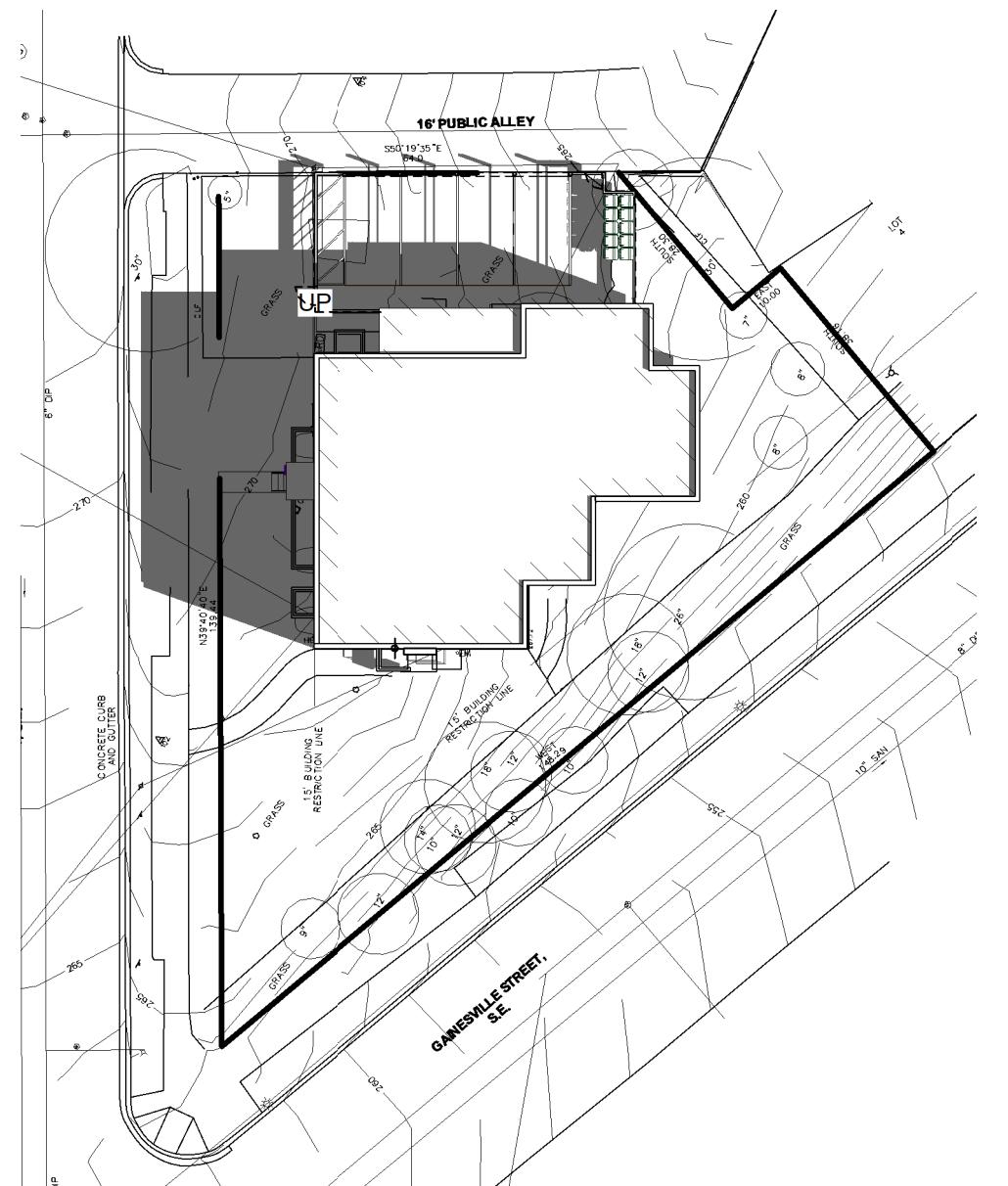
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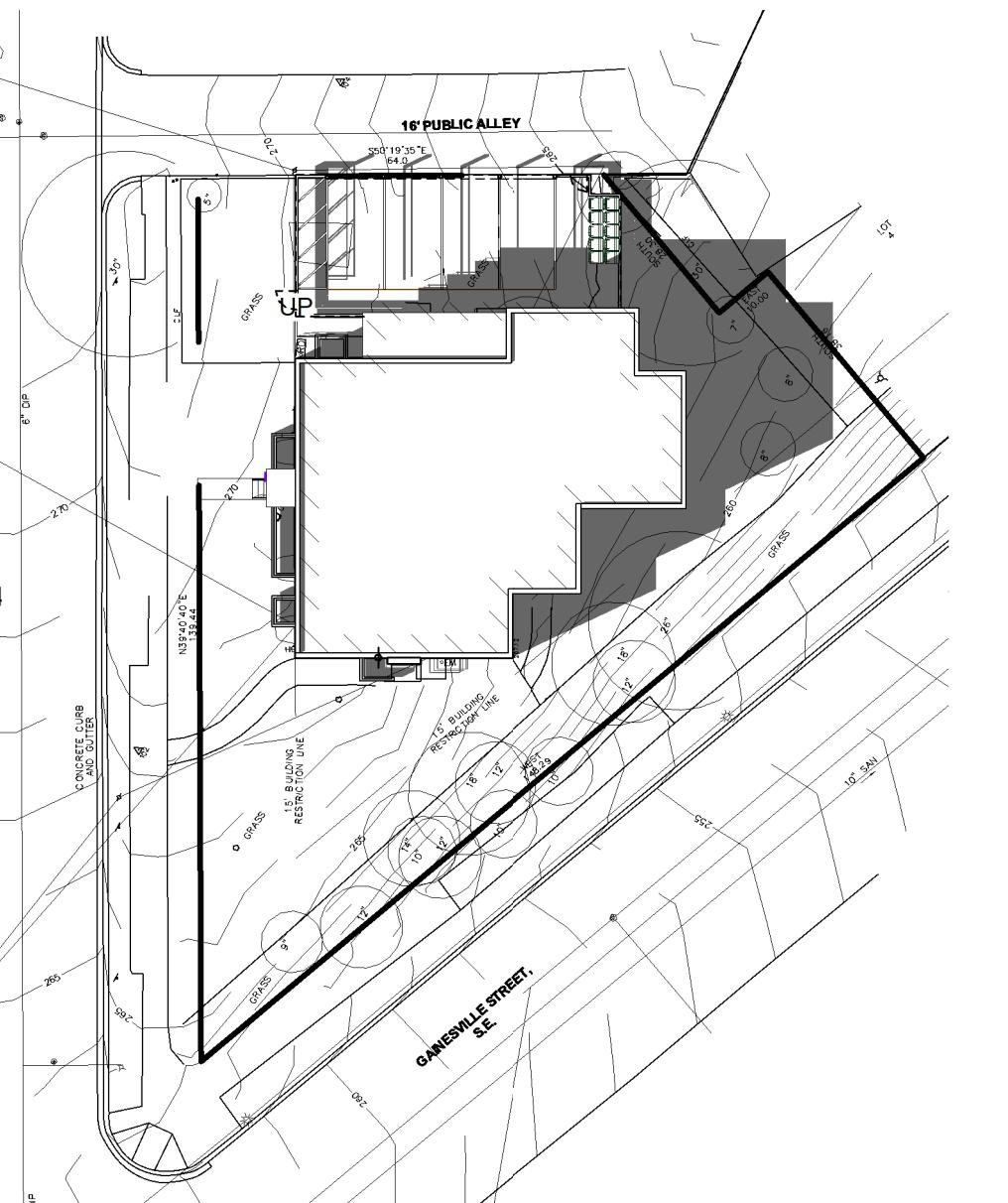
5 SITE PLAN - WE1000 EXISTING



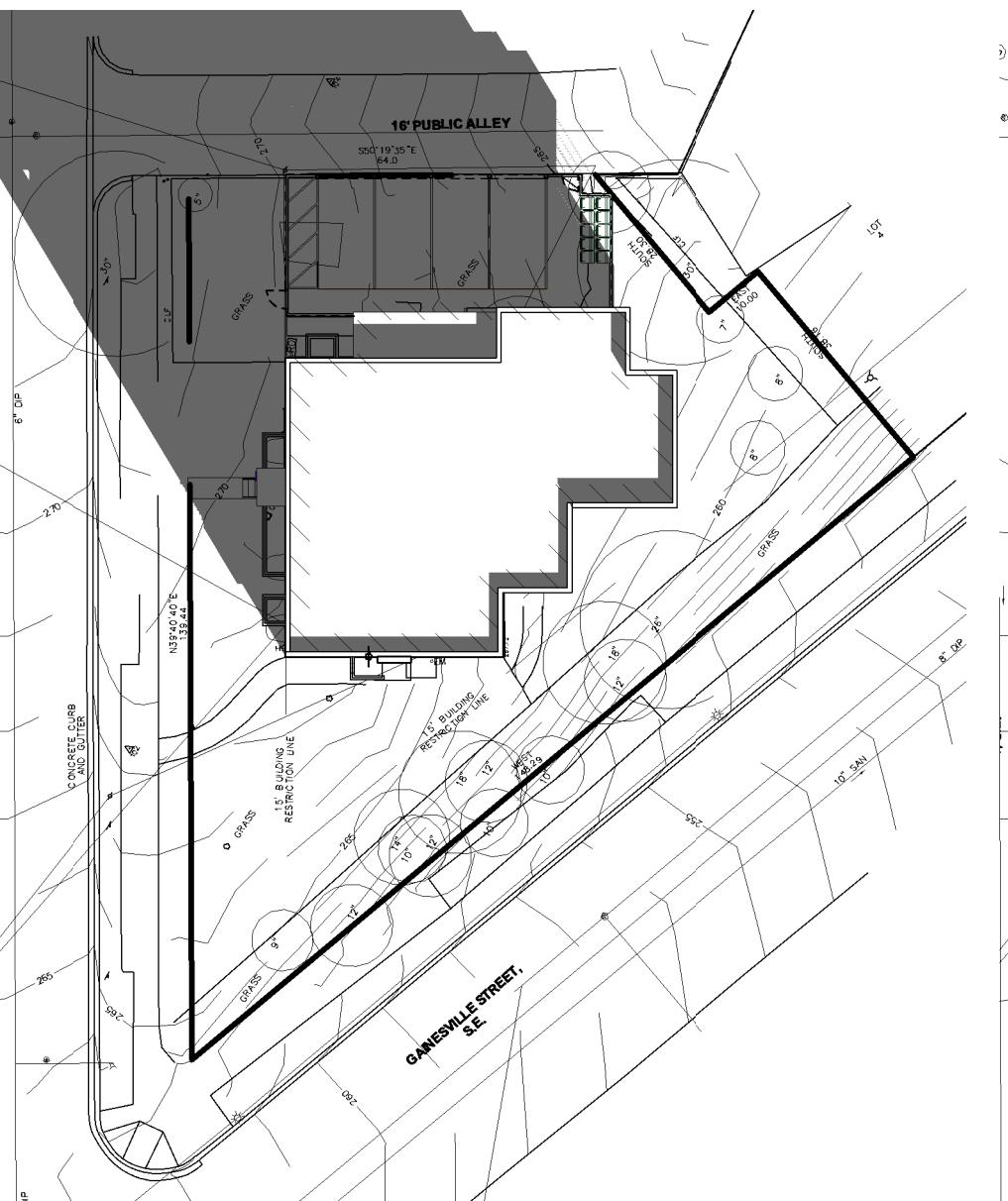
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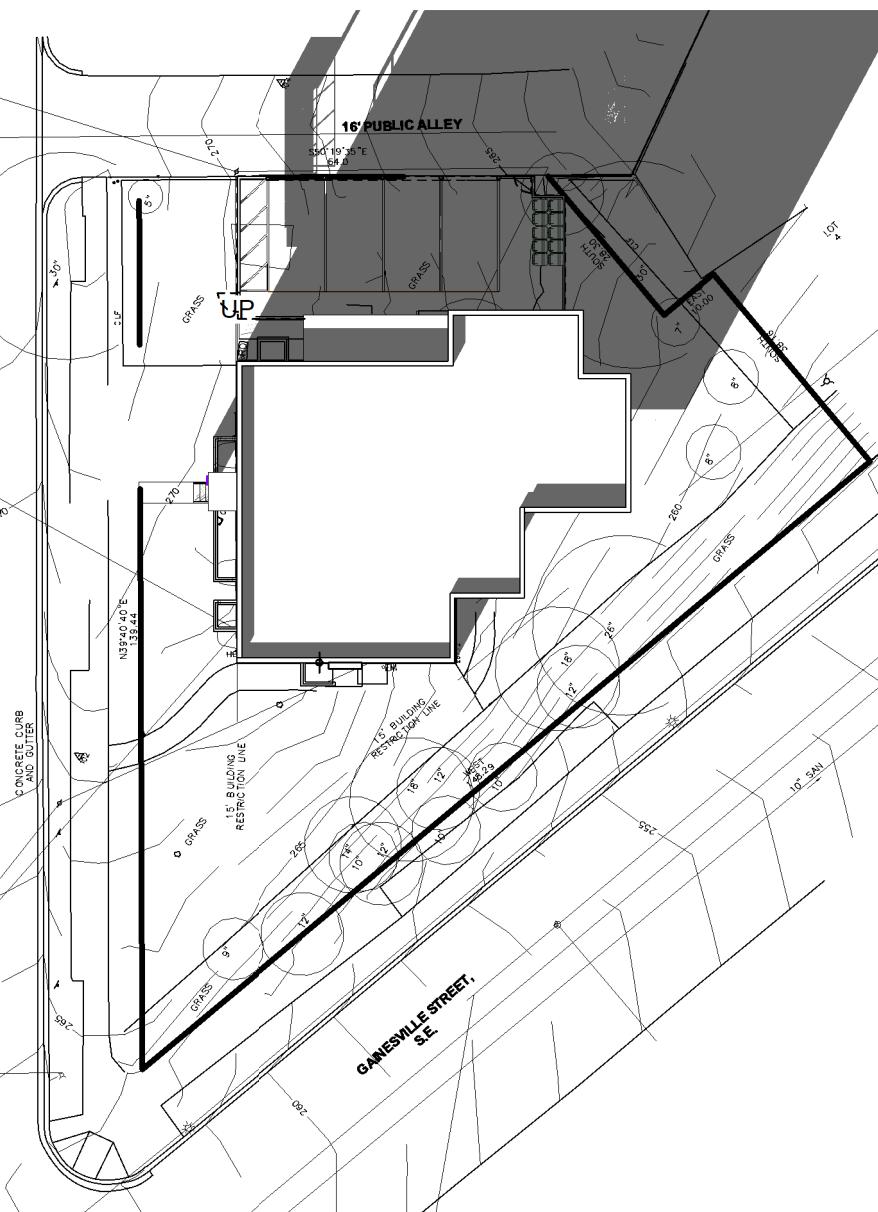
7 SITE PLAN - SS1000 PROPOSED



8 SITE PLAN - SS1400 PROPOSED



9 SITE PLAN - WE1000 PROPOSED



10 SITE PLAN - WE1400 PROPOSED



2 FRONT EXTERIOR PERSPECTIVE 2 PROPOSED



1 FRONT EXTERIOR PERSPECTIVE 1 PROPOSED